

WAREHOUSE SITE PLAN

SCALE: 1/8" = 1'-0"

SITE ANALYSIS FOR:
LARRY AND DENISE GARNELLO
60 SINAGUA DRIVE
SEDONA, ARIZONA
PARCEL # 408-24-319
ZONING: C-2 GENERAL COMMERCIAL-WAREHOUSING
LOT AREA: .35 ACRES
SETBACKS:
FRONT = 15 FT. REAR AND SIDES = 0 FT.
LOT COVERAGE:
25% OF LOT AREA 15,246 X.25 = 3,812 SQ.FT.

TOTAL LOT COVERAGE = 3,808 SQ.FT.

FLOOR AREA RATIO:
(15,246 SQ.FT. X .5 = 7,623 SQ.FT.)

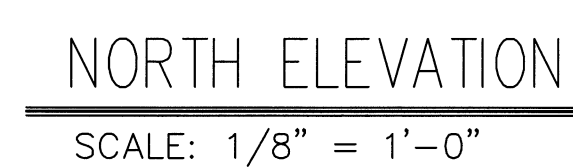
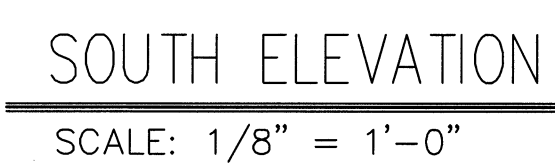
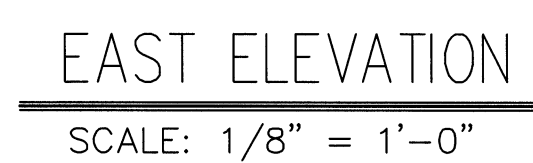
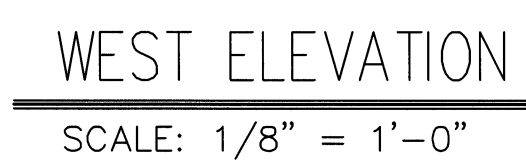
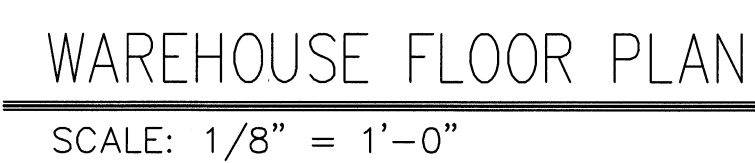
PARKING REQUIREMENT:
3,808 SQ.FT./750 = 5.1 SPACES
(USE REQUIREMENT FOR INDUSTRIAL USES)

PARKING PROVIDED ON SITE = 12 SPACES
(INCLUDES ONE HANDI-CAP SPACE)

NEW WAREHOUSE BUILDING FOR:
LARRY GARNELLO
60 SINAGUA DRIVE SEDONA, ARIZONA
APN: 408-24-319



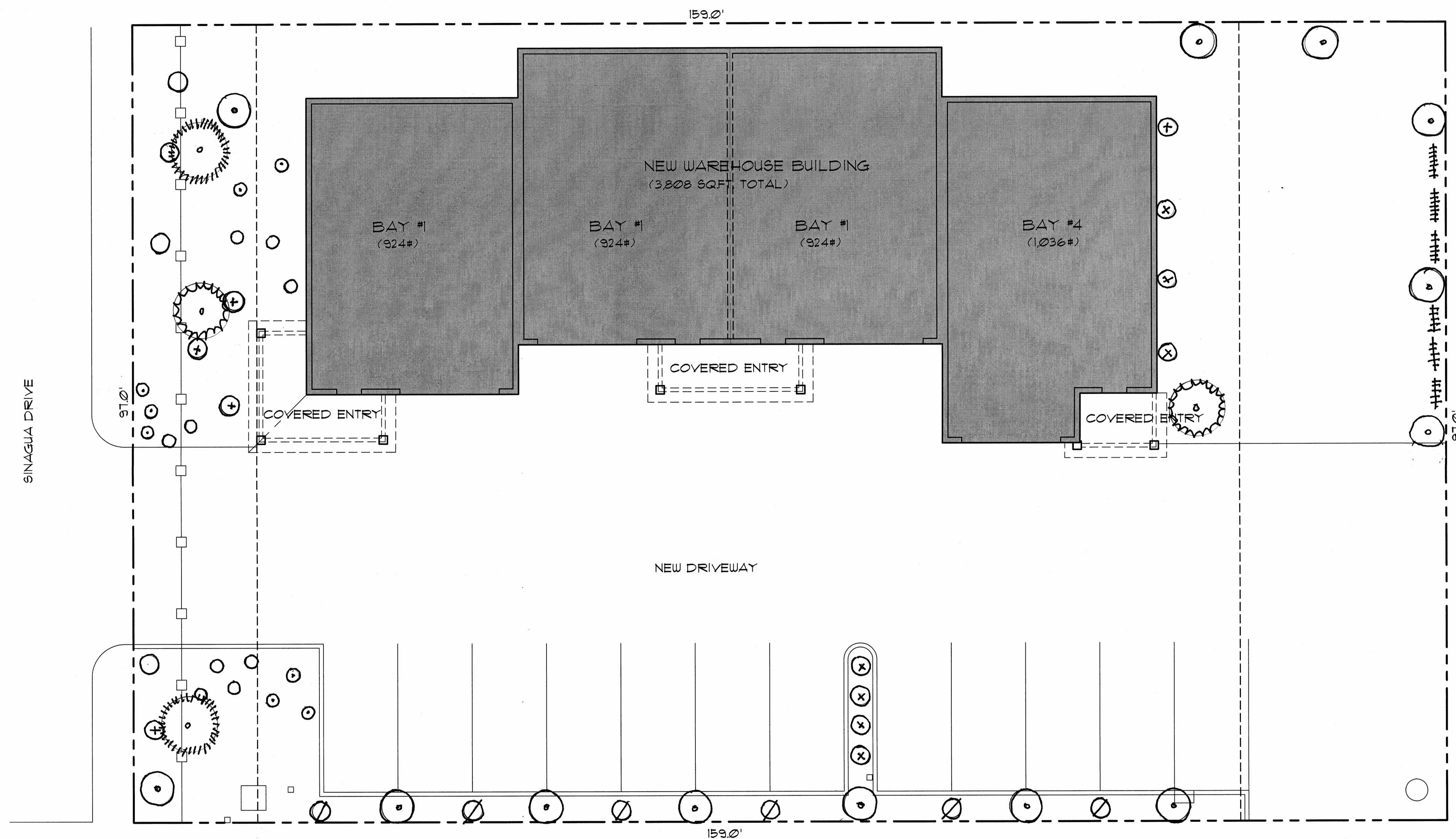
DAN SURBER ARCHITECT
P.O. BOX 3764 SEDONA, AZ. 86340 928-204-2814



NEW WAREHOUSE BUILDING FOR:
LARRY GARNELLO
60 SINAGUA DRIVE SEDONA, ARIZONA
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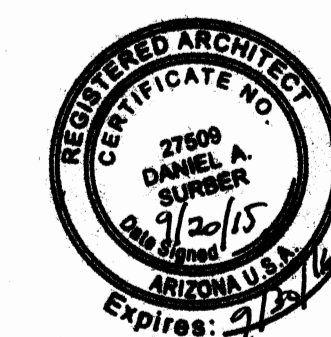


LANDSCAPE PLAN
SCALE: 1/8"=1'-0"

PLANT LIST AND LEGEND

COMMON NAME	SCIENTIFIC NAME	SIZE
ARIZONA CYPRESS	CUPRESSUS ARIZONICA	5 GAL.
VELVET ARIZONA ASH	FRAXINUS VELUTINA	5 GAL.
SILVERBERRY	ELAEAGNUS PUNGENS	15 GAL.
INDIAN HAWTHORN	RAPHIOLEPIS INDICA	5 GAL.
COTONEASTER	COTONEASTER GLAUCA	5 GAL.
CLUSTERBERRY	COTONEASTER PARNEYI	5 GAL.
SUNDANCER DAISY	HYMENOXYS ACAULIS	1 GAL.
BLACKFOOT DAISY	MELAMPODIUM LEUCANTHUM	1 GAL.
LADY BANKS'S ROSE	ROSA BANKSIAE	1 GAL.
STAR JASMINE	TRACHELOSPERMUM JASMINOIDES	1 GAL.

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GARNELLO WAREHOUSE

60 SINAGUA DRIVE SEDONA, ARIZONA
GRADING PLAN
ASSESSOR'S PARCEL NO. 408-24-319

SHEET INDEX

- C1 - Specifications, General Information,
Vicinity Map and General Site Plan
C2 - Site Plan and SWPPP
C3 - Details

ARCHITECT

Dan Surber
PO Box 3764
Sedona, AZ 86340
(928) 204-2814

NOTE: Elevations shown of this plan are based on City of Sedona storm sewer as-built elevation and architects Dan Surber's survey. Contractor shall verify all existing elevations before proceeding with the work.

General Requirements

1. All the work, as applicable to this project, shall conform to the Uniform Standard specifications for Public Works Construction, sponsored by the Maricopa Association of Governments (MAG), latest addition.
2. In case of any conflict in the plans or the specifications, the greater quantity or higher quality shall be installed.
3. All work shall conform to the City of Sedona building code.
4. All work shall conform to the City of Sedona public works standards.
5. Contractor shall be responsible for the all surveying.
6. All work shall include all materials, labor, tools, taxes, fees, permits, licenses, supervision and accessories to complete the work, and to provide a complete project.
7. Contractor shall be an Arizona licensed contractor qualified for this type of work.
8. Contractor shall furnish to owner, workers compensation and general liability insurance certificates before starting work.
9. Contractor shall provide Engineer two copies of shop drawings of all equipment and materials for his review before starting installation.
10. Contractor shall evaluate existing conditions, and determine & install all that is required of contractor to make a complete project.
11. Contractor shall remove all existing trash from site and legally dispose of at his expense.
12. Contractor shall perform all work according to professional industry standards.
13. Contractor shall obtain Right of Way Permits.
14. All work shall be inspected by the City of Sedona or the appropriate utility.
15. Contractor shall pothole and locate all existing utilities that may affect construction. Immediately notify engineer in writing of any discrepancies.
16. All manufacturers' installation instructions shall be followed.
17. The buildings' two interior units top of footing elevation shall be the same as the top of the adjacent building's top of footing elevation. The exterior at the rear center of the building shall be the high point and shall be 0.5 feet above the finish floor at that point. Slope the grade from that high point a minimum of 1% to both east and west and then down and around to the inlet located at the southeast corner. Slope each parking stall to the north at a minimum of 1%. The maximum grade from the two interior units shall be 5%.

Grading

1. All fill shall be compacted to 95% modified proctor.
2. Soil under all pavement and site structures shall be surface compacted to 95% modified proctor just before placement of base or concrete.
3. All slopes on grades shall be noted on the plans. Contractor shall verify all grades before commencing work. Any discrepancies shall be reported to the engineer for his review and approval before commencing work.
4. Contractor shall remove any unsuitable dirt and material from site and legally dispose of at their expense.
5. Contractor shall strip the grasses and grub all brush and trees.

Sanitary Sewer

1. Contractor shall cap or otherwise protect at all times sewer laterals from entrance of foreign objects and debris.

Storm Water Pollution Prevention During Construction

1. Contractor shall install and maintain storm water pollution prevention measures that meet ADEQ and EPA requirements including, but not limited to, silt barriers, sediment ponds, check dams and site entrance stone systems.
2. Streets shall be cleaned off with a shovel or street cleaning machine any mud tracked onto the streets with water cleaning with a hose is not allowed. All work shall be done in accordance with ADEQ Standards & Specifications.
3. Install site entrance driveway stone system consisting of 4" to 6" diameter stone in a 12' wide by 25' long strips.
5. Provide ADEQ with a Notice of Intent (NOI) form.

Dust Control

1. Contractor shall provide and install dust control measures including, at a minimum, daily watering of site and daily cleaning of storm water inlets.
2. Contractor shall tarp all open bed trucks.
3. Contractor shall clean dirt off of the street pavement immediately after truck leaves sites.

Paving

1. Install paving according to the details on the plans.

Plans and Specifications

1. It will be the Contractor's responsibility to obtain and maintain copy(ies) of the Maricopa Association of Governments' "Uniform Standard Specifications for Public Works Construction"; Maricopa Association of Governments' "Uniform Standard Details for Public Works Construction" current as of August 2004; and the Arizona Department of Transportation's "Standard Specifications for Road and Bridge Construction" current as of August 2004. The Contractor shall also obtain and maintain a current copy of the Section 7-15 "Rights of Way" of the City Code, as well as the City's Public Works Department – City-wide Integrated Pest Management Plan Policy.

ADA Requirements

1. The contractor shall install all work according to the Americans Disability Act (ADA).
2. Below are listed some, but not all, of an accessible walkway maximum slopes
 - a. concrete walkway cross slope 1.5%
 - b. asphalt walkway cross slope 1.0%
 - c. longitudinal slope (over 30') 4.5%
 - d. longitudinal slope (if less than 30')
provided handrails and landings
are provided. 8.0%
 - e. ramp landing (all directions) 1.5%

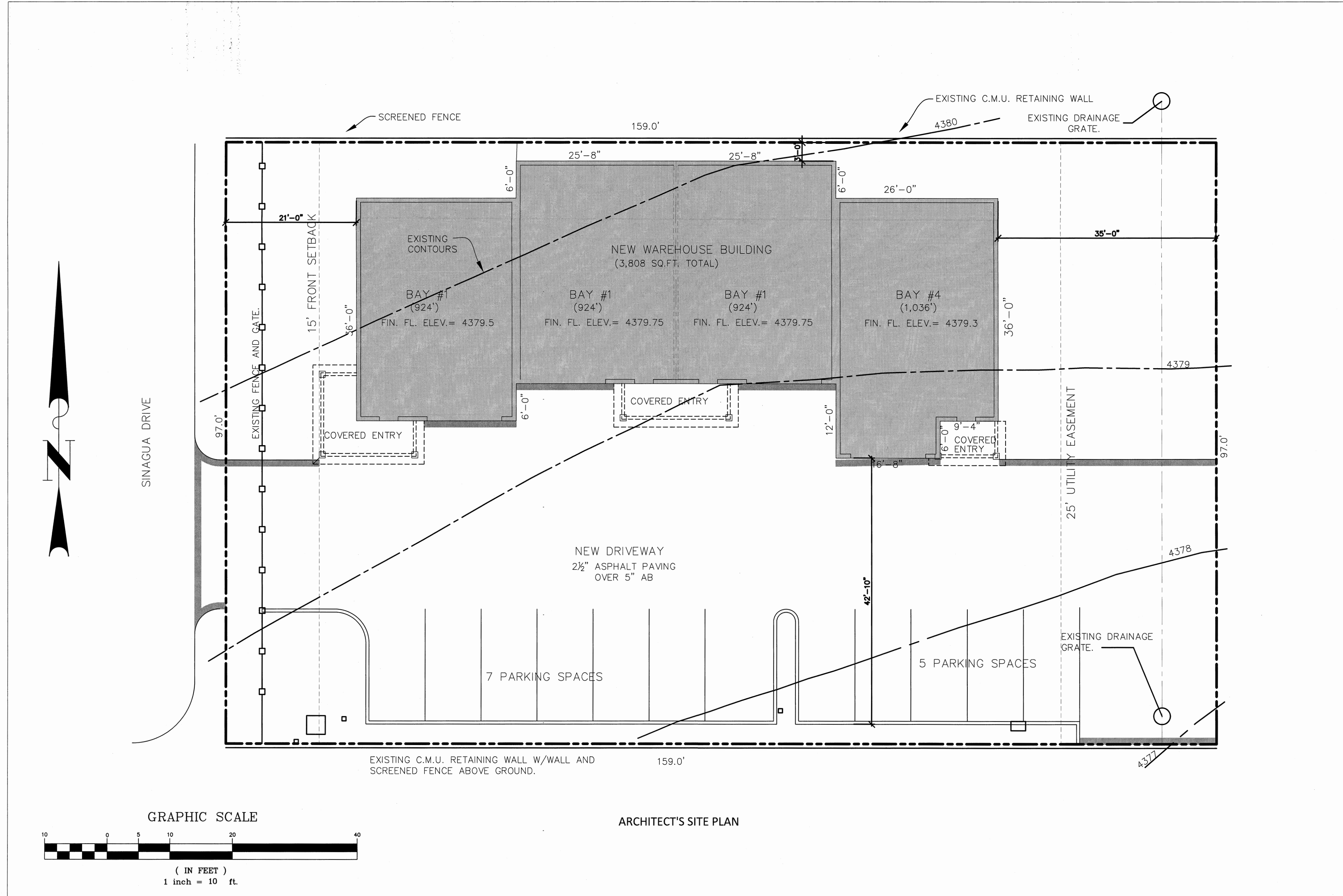
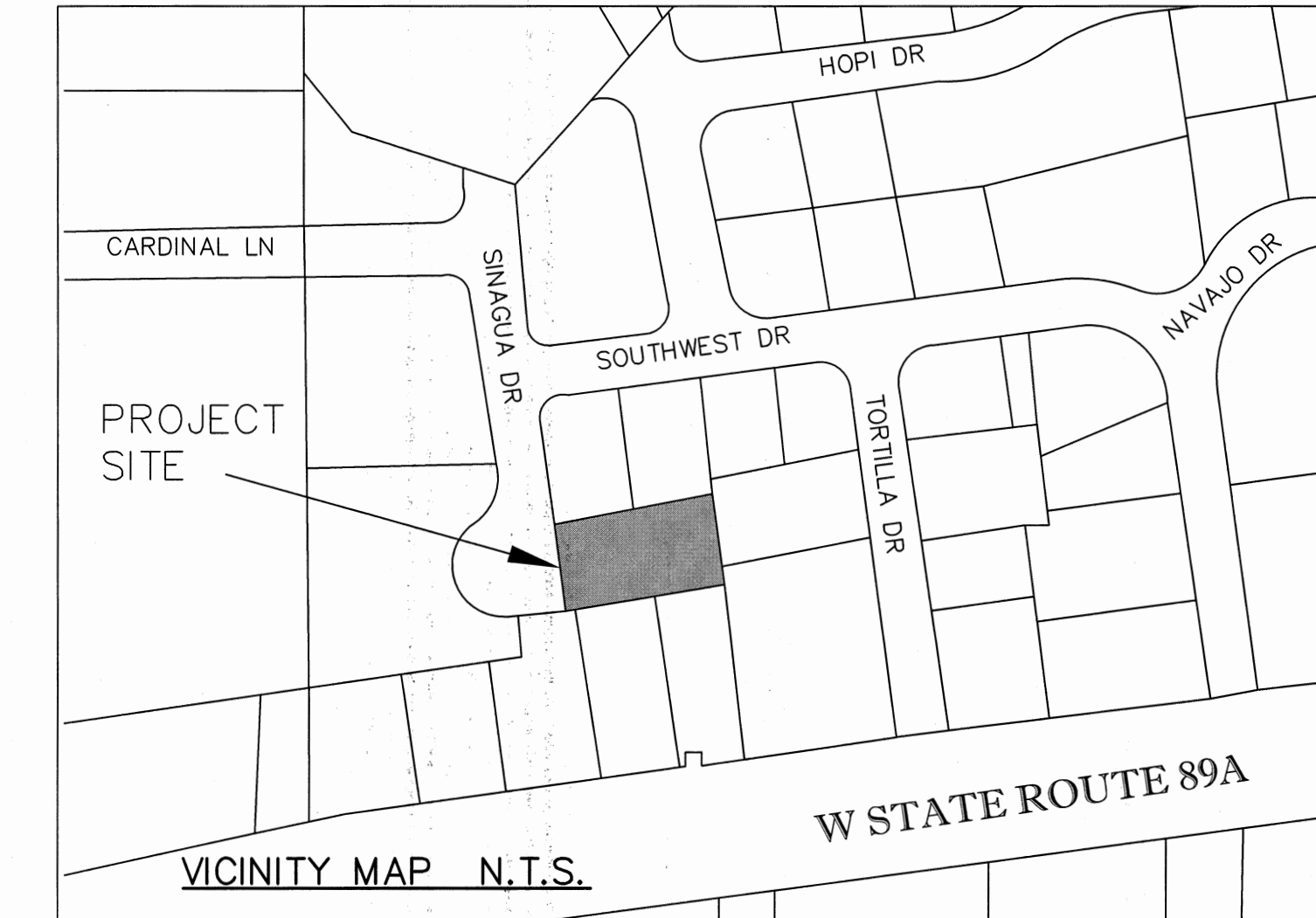
SPECIAL CONDITIONS

1. Contractor shall comply with the special conditions of the City of Sedona as well as those listed below.
- Work shall be in accordance with the Maricopa Association of Governments' "Uniform Standard Specifications for Public Works Construction"; Maricopa Association of Governments' "Uniform Standard Details for Public Works Construction" current as of August 2004; and the Arizona Department of Transportation's "Standard Specifications for Road and Bridge Construction" current as of August 2004, except to the extent that these specifications specify other procedures, processes, forms, materials, details, or other direction regarding the work, and as required to comply with local ordinances and regulations.
- Whenever the term County is used it shall be meant to mean the City of Sedona. Whenever the term County Engineer is used it shall be held to refer to the City Engineer.
- Electrical work shall be subject to inspection by the City of Sedona Building Safety Division and compliance with its requirements.

REV:		DESCRIPTION	BY:	DATE:	BY: LARRY CEPEK P.E.
					SCALE: SCALE AS NOTED
					DATE: OCTOBER 22, 2015
					SEDONA
					SPECIFICATIONS VICINITY, GEN. PLAN
					SHEET C1 - 1/3

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☐ FOR APPROVAL
☐ FOR CONSTRUCTION

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BEFORE YOU DIG
602-263-1100
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(OUTSIDE MARICOPA COUNTY)



GARNELLO WAREHOUSE

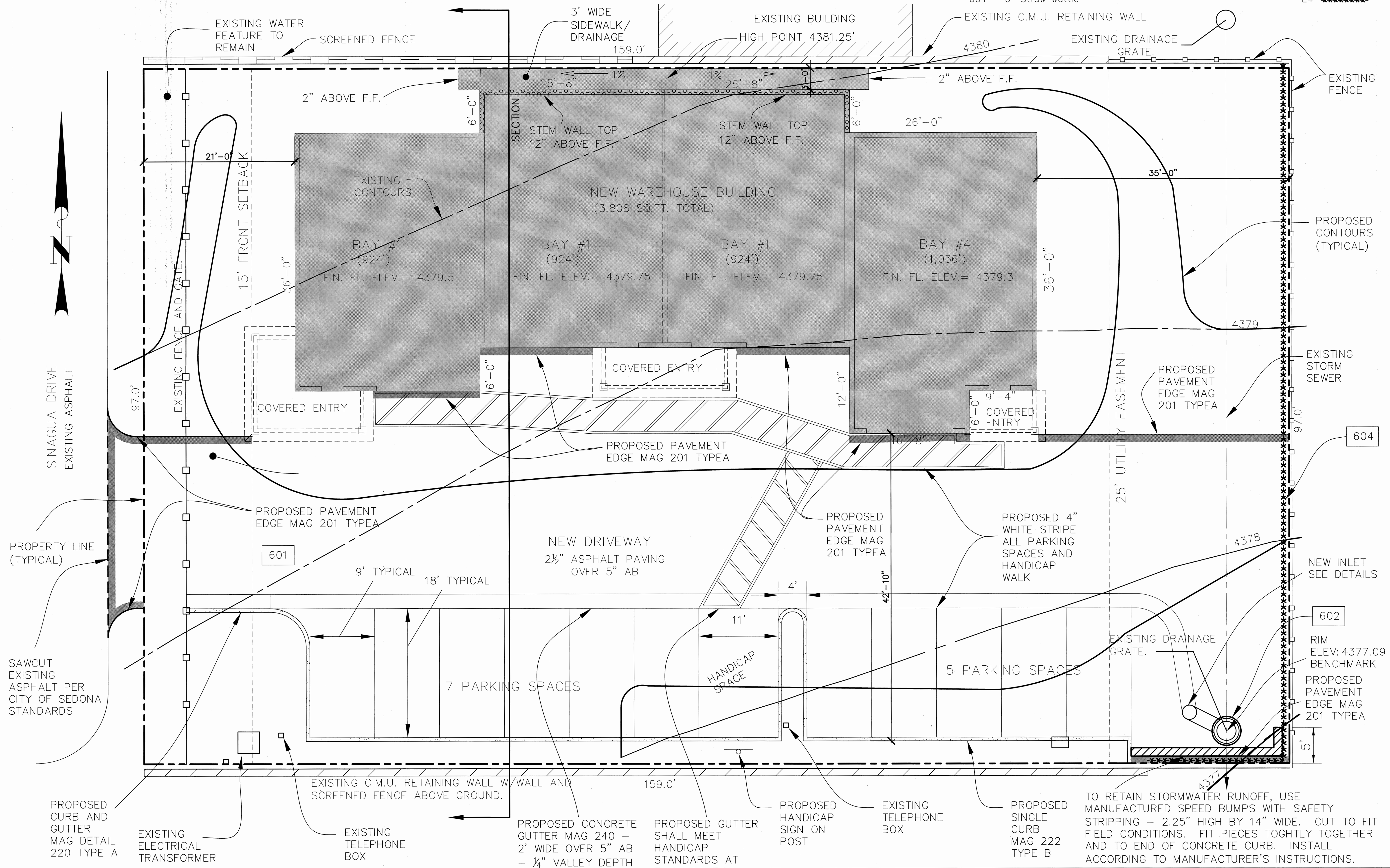
60 SINAGUA DRIVE SEDONA, ARIZONA
GRADING PLAN
ASSESSOR'S PARCEL NO. 408-24-319

Stormwater Pollution Prevention Key Notes

ADOT BMT DETAIL #
E11

601 - New stabilized construction entrance
602 - Protect inlet with roll filter - Place completely around
604 - 6" Straw wattle

E4 ~~XXXXXXXXXX~~



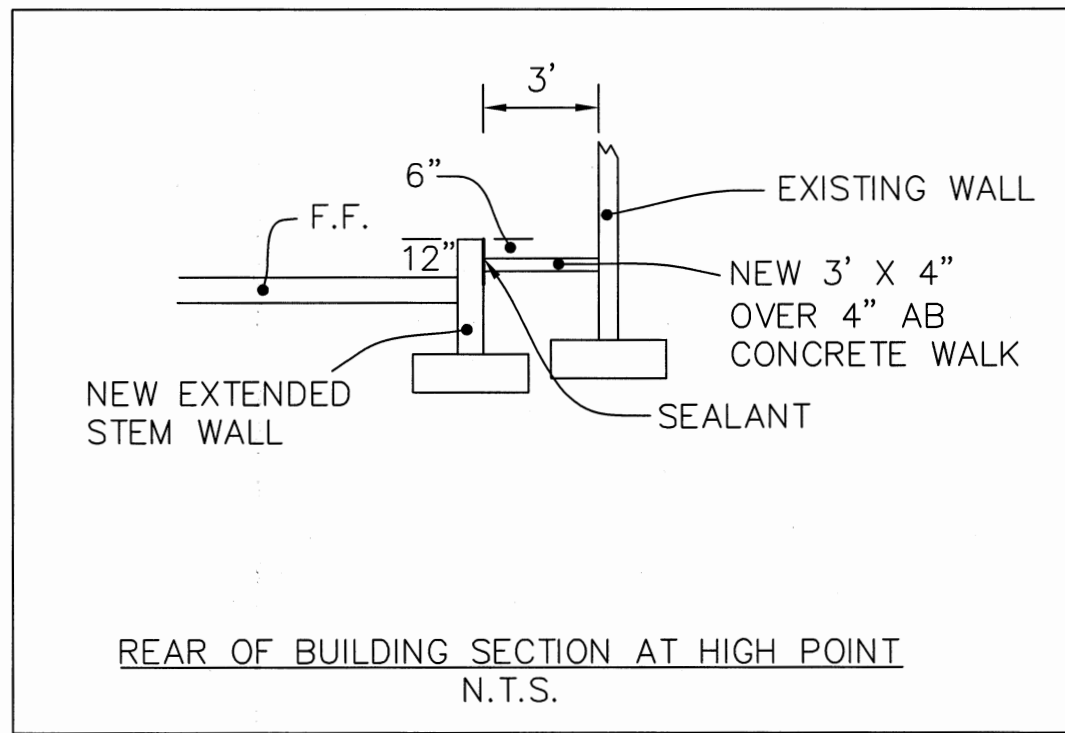
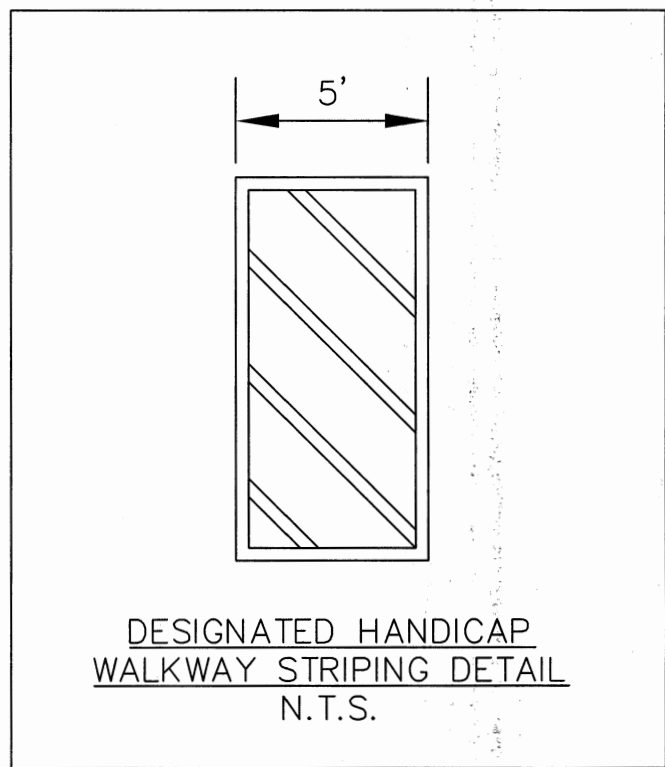
BY: LARRY CEPEK P.E. CONSTRUCTIVE SOLUTIONS, INC. PO BOX 216, SEDONA, ARIZONA PHONE: 928-282-6110	SCALE: SCALE AS NOTED	DATE: OCTOBER 22, 2015 SEDONA	SITE PLAN & SWPPP	SHEET C2 — 2/3

REV:	DESCRIPTION	BT:	DATE:

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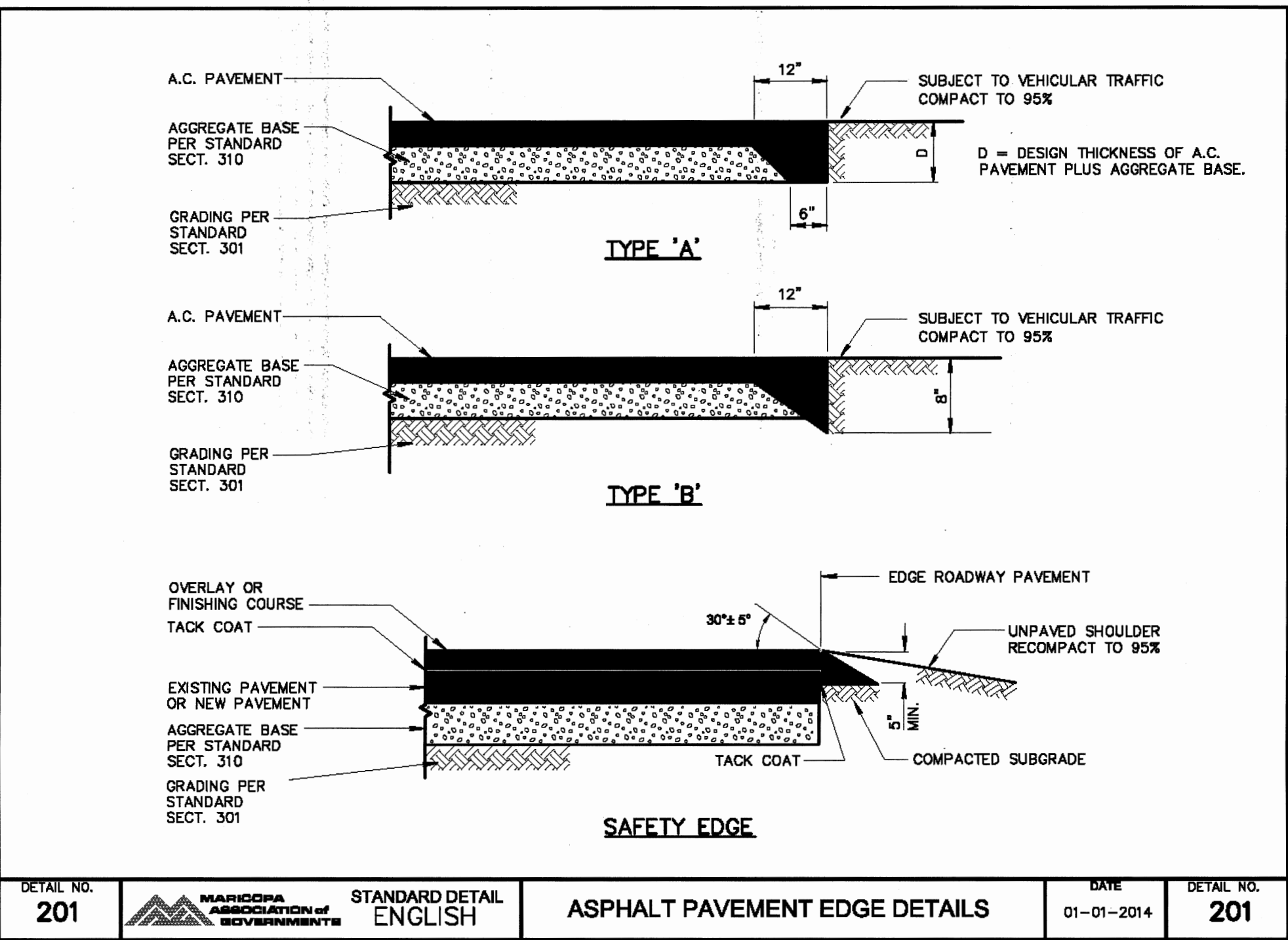
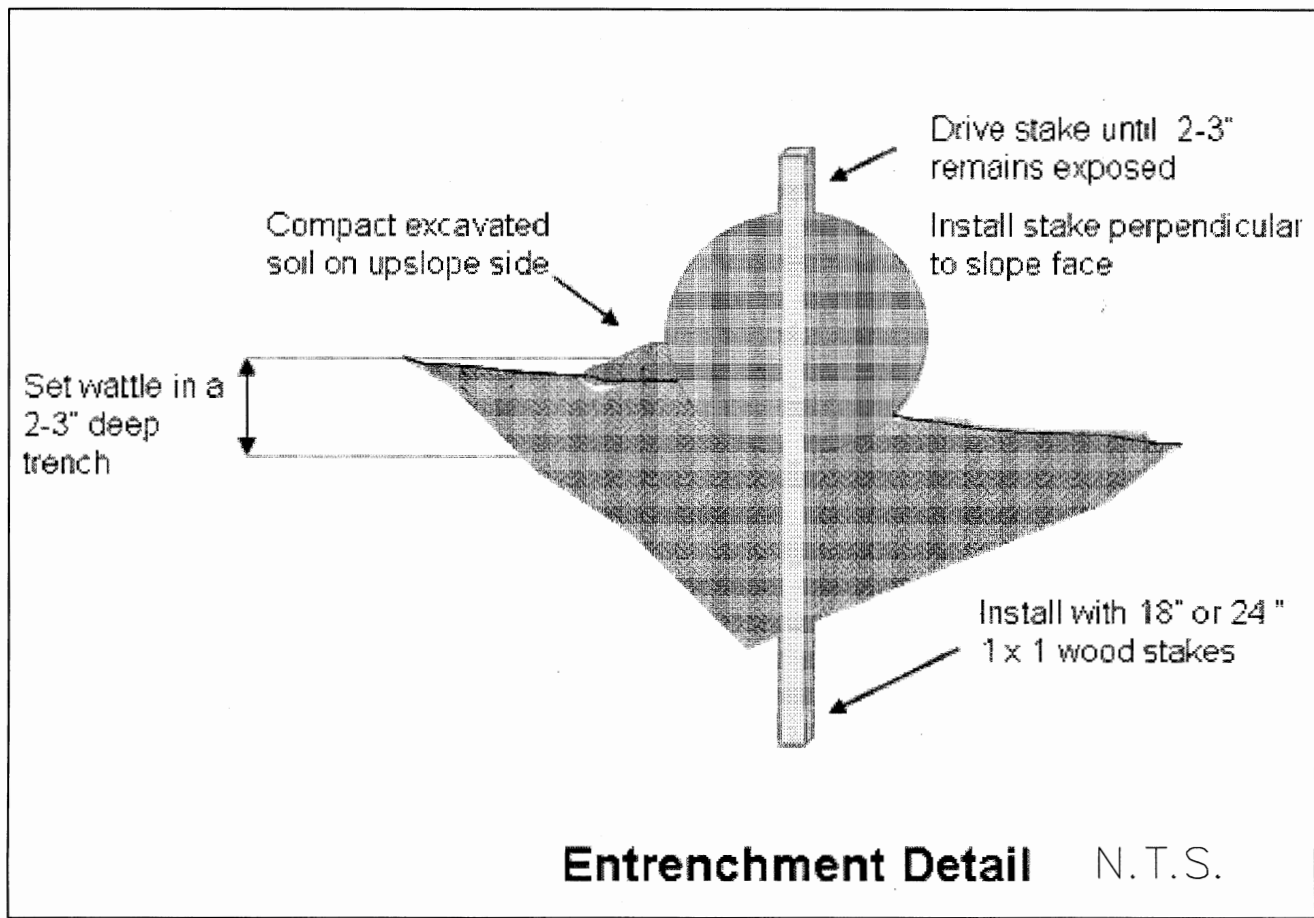
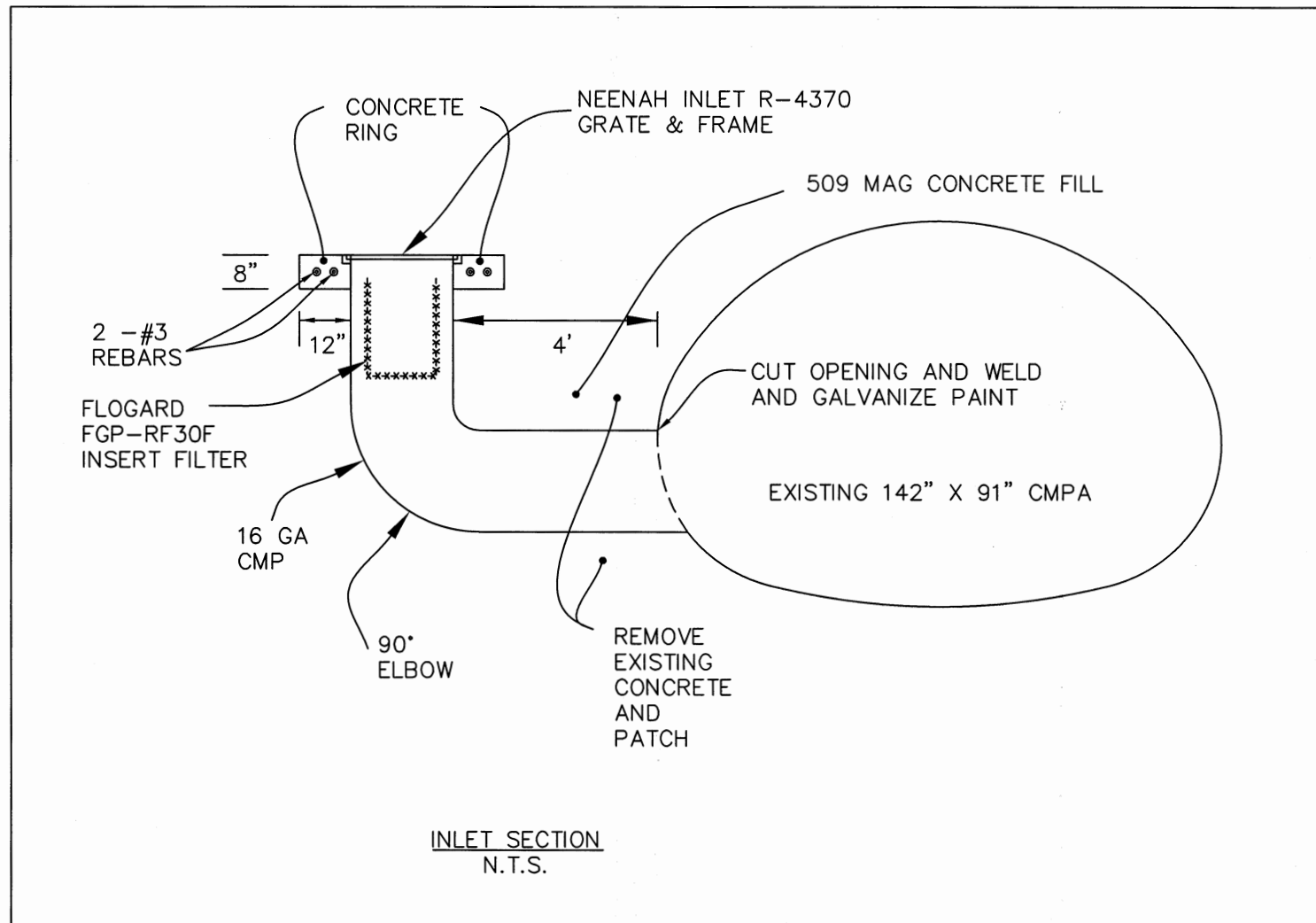


GARNELLO WAREHOUSE

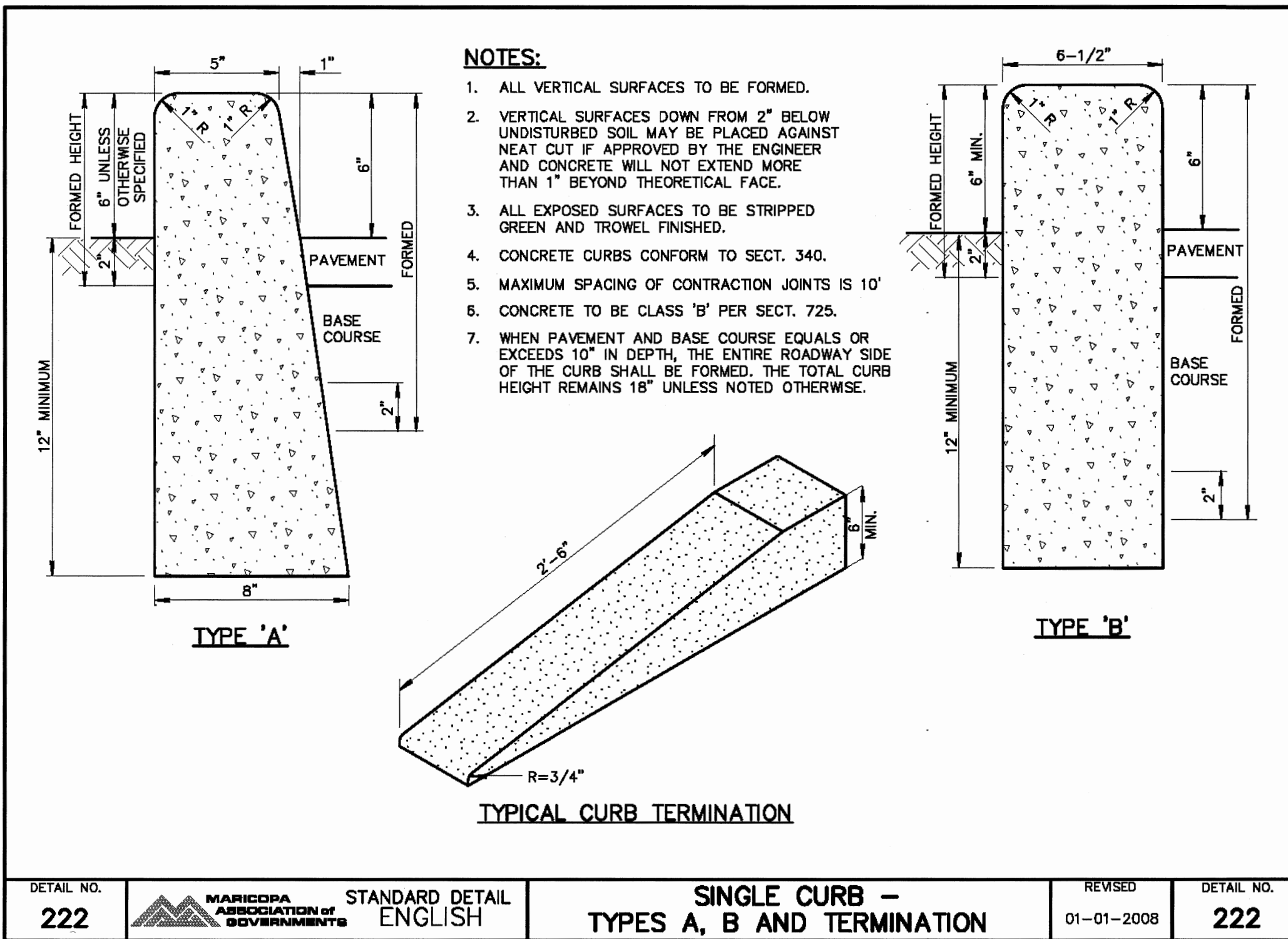
60 SINAGUA DRIVE SEDONA, ARIZONA
GRADING PLAN
ASSESSOR'S PARCEL NO. 408-24-319

Storm Water Pollution Prevention During Construction

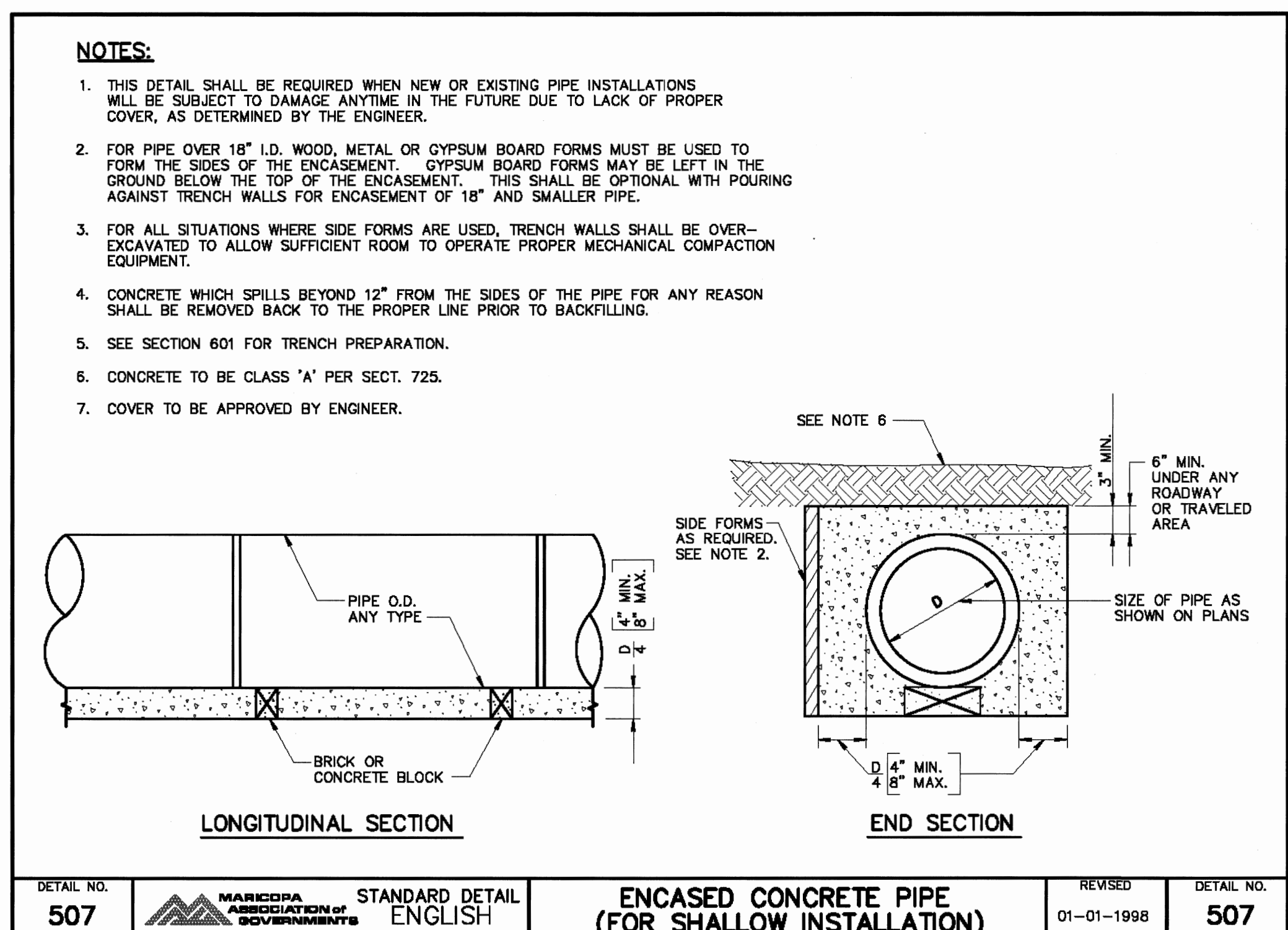
- Construct "Stabilized Construction Entrance" per ADEQ standard 30' wide entrances.
- Install straw wattles to capture stormwater drainage. Install according to ADEQ standards and manufacturer's recommendation.
- Contractor shall install, maintain on a regular basis, and remove all storm water pollution prevention measures to meet ADEQ, EPA, ADOT and City of Sedona requirements including, but not limited to silt barriers, sediment ponds, check dams and site entrance systems.
- Contractor shall immediately clean off with a shovel or street cleaning machine any mud tracked onto the streets – water cleaning with a hose is not allowed. All work shall be done in accordance with ADEQ standards.
- Provide ADEQ with a Notice of Intent (NOI) form before starting work.
- Place permanent grasses, landscaping, gravel cover and permanent pavement as soon as possible after completion of each phase of construction. If driveway AB is not installed after driveway grading is complete, place 8" high rows of 3" stone (2' wide) perpendicular and across driveways at 100' on centers until AB is installed. Add straw wattles at 100' on centers if stone rows are not working well.
- All trucks hauling any material to or from parcel site must cover their loads.
- Contractor shall inspect site every 7 days and after each 0.5" storm and repair damage.
- Place storm sewer inlet protection per ADEQ standards at inlets.



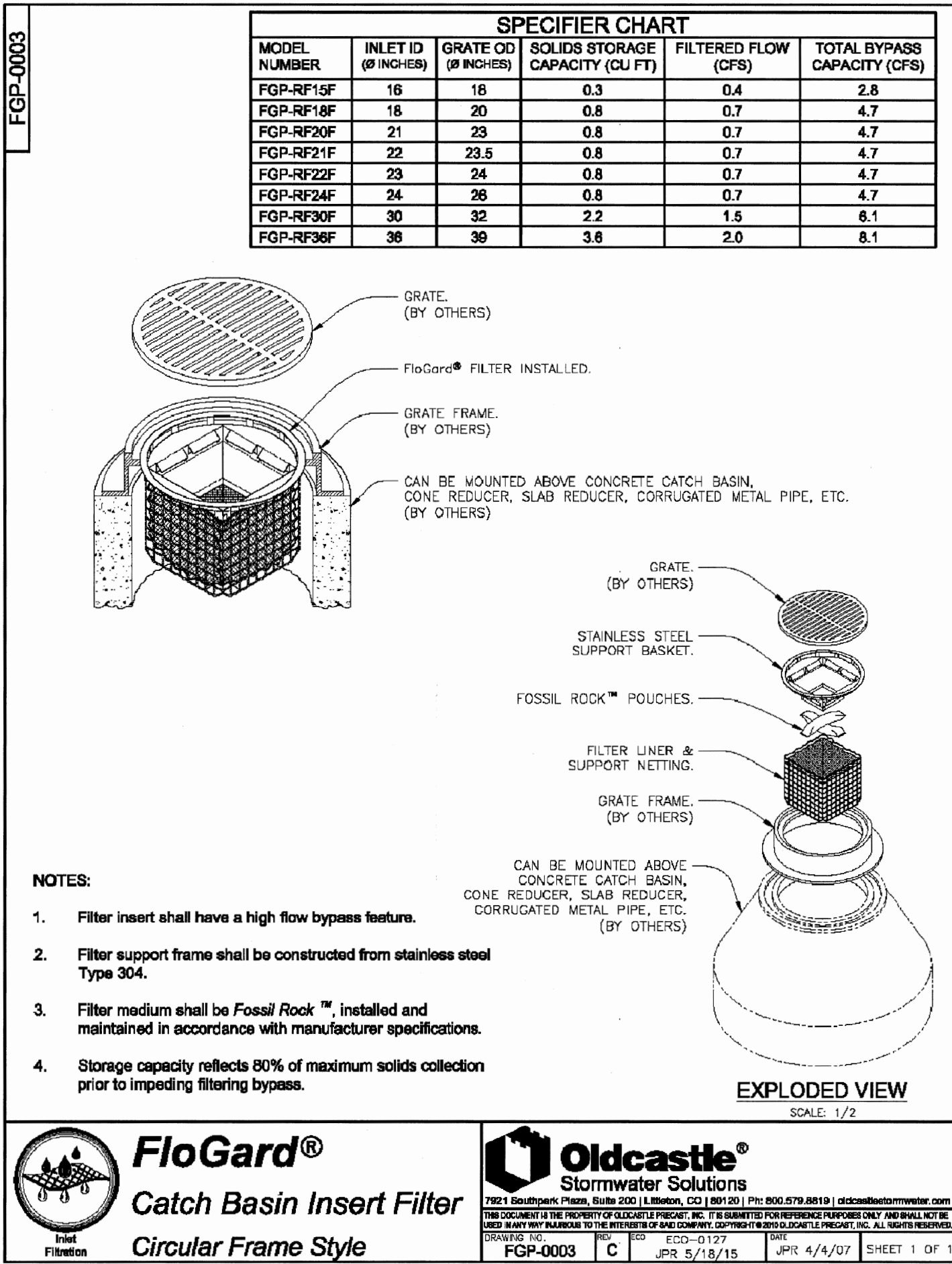
DETAIL NO. 201	MARICOPA ASSOCIATION OF GOVERNMENTS	STANDARD DETAIL ENGLISH	ASPHALT PAVEMENT EDGE DETAILS	DATE 01-01-2014	DETAIL NO. 201
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DETAIL NO. 222	MARICOPA ASSOCIATION OF GOVERNMENTS	STANDARD DETAIL ENGLISH	SINGLE CURB - TYPES A, B AND TERMINATION	REVISED 01-01-2008	DETAIL NO. 222
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DETAIL NO. 507	MARICOPA ASSOCIATION OF GOVERNMENTS	STANDARD DETAIL ENGLISH	ENCASED CONCRETE PIPE (FOR SHALLOW INSTALLATION)	REVISED 01-01-1998	DETAIL NO. 507
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BY: LARRY CEPEK P.E.	CONSTRUCTIVE SOLUTIONS, INC.	DATE: OCTOBER 22, 2015	SEDONA	DETAILS	SHEET C3 - 3/3
SCALE: AS NOTED	PO BOX 216, SEDONA, ARIZONA	PHONE: 928-282-6110			
DESCRIPTION					
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BY:					

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